

LETTER IN OPPOSITION

BZA Case # 20699
Application of 3801 Macomb Street, LLC
3801 Macomb Street, N.W.
Washington, D.C. 20016

May 1, 2022

Mr. Frederick L. Hill
Chairperson, D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

Dear Mr. Hill:

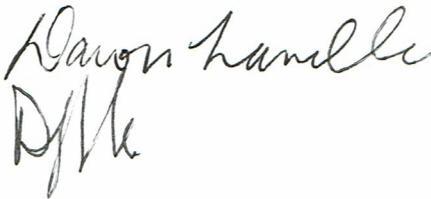
We are writing to express our opposition to the application of 3801 Macomb Street, LLC, Case # 20699, for a use variance. We are the property owners of 3245 38th Street and have lived here for 16 years. Our home is within 200 feet of 3801 Macomb Street.

We've reviewed the Office of Planning's well written and reasoned memorandum on this matter dated April 22, 2022. We concur with its analysis and recommendation to deny the requested use variance and in particular its conclusions that, "... *the applicant has not presented a sufficient case for an extraordinary or exceptional condition resulting in an undue hardship... and the proposal as currently configured would not appear to be consistent with the intent of the R-1-B zone.*"

Building a 48-bedroom apartment building at 3801 Macomb St. to replace the existing 8-unit house is an extreme deviation from the existing zoning of this property. As homeowners and long-time city residents, it is reasonable for us to expect and trust that our city will honor and enforce the zoning regulations which are carefully considered and established with significant community input. Exceptions should be rare and only in extraordinary or exceptional circumstances, which this situation is not. The requested variance would substantially affect the public good and impair the intent, purpose, and integrity of the zone plan. There are reasonable zoning-compliant uses for this property that would not result in undue hardship for the applicant.

We strongly request that the Board of Zoning Adjustment deny the owner's zoning variance application for 3801 Macomb St., NW.

Sincerely,



Dawn and David Lavelle
3245 38th St NW
Washington, DC 20016
thelavelles@hotmail.com
202-425-4027